MITRAJAYA HOLDINGS BERHAD (268257-T) INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2011 These figures have not been audited.

CONSOLIDATED INCOME STATEMENT

| | Individual Quarter | | Cumulative | Quarter | |
|--|--------------------|------------|------------|------------|--|
| | 30.09.2011 | 30.09.2010 | 30.09.2011 | 30.09.2010 | |
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| Revenue | 58,353 | 83,362 | 198,444 | 244,693 | |
| Operating expenses | (40,934) | (61,395) | (155,731) | (184,898) | |
| Other income | 785 | 728 | 2,680 | 2,430 | |
| Profit/ (Loss) from operations | 18,204 | . 22,695 | 45,393 | 62,225 | |
| Finance cost | (495) | (527) | (1,856) | (1,507) | |
| Profit/(loss) before associate and income tax | 17,709 | 22,168 | 43,537 | 60,718 | |
| Share of profit and loss of an associated company | 0 | 0 | 0 | 0 | |
| Profit/(loss) before income tax | 17,709 | 22,168 | 43,537 | 60,718 | |
| Income tax | (6,422) | (5,730) | (13,362) | (15,634) | |
| Profit/(loss) for the period | 11,287 | 16,438 | 30,175 | 45,084 | |
| Attributable to: | | | | | |
| Equity holders of the Company | 11,259 | 15,920 | 29,649 | 40,945 | |
| Minority interests | 28 | 518 | 526 | 4,139 | |
| | 11,287 | 16,438 | 30,175 | 45,084 | |
| Earnings per share attributable to equity holders of the Company | | | | | |
| (a) Basic(sen) | 2.85 | 4.03 | 7.73 | 10.68 | |
| (b) Fully diluted (sen) | 2.85 | 4.03 | 7.73 | 10.68 | |
| | L | | I | | |

(The above consolidated income statement should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

MITRAJAYA HOLDINGS BERHAD (268257-T) INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2011 These figures have not been audited.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| | Individual | Quarter | Cumulative Quarter | | |
|--|-------------|---------------|--------------------|-----------------|--|
| | 30.09.2011 | 30.09.2010 | 30.09.2011 | 30.09.2010 | |
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| Profit for the period | 11,287 | 16,438 | 30,175 | 45,084 | |
| Currency translation differences arising from consolidation | (3,061) | 602 | (4,680) | (2,819) | |
| Total comprehensive income | 8,226 | 17,040 | 25,495 | 42,265 | |
| Total comprehensive income attributable to: Equity holders of the Company Minority interests | 8,198 28 | 16,522 518 | 24,969 526 | 38,126 4,139 | |
| Timolicy interests | 8,226 | 17,040 | 25,495 | 42,265 | |
| | | | | | |

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

| | UNAUDITED 30.09.2011 RM'000 | AUDITED 31.12.2010 RM'000 |
|--|-----------------------------------|---------------------------------|
| ASSETS | | |
| Non-current Assets | | |
| Property, plant and equipment | 30,310 | 28,434 |
| Land held for property development | 138,763 | 116,229 |
| Investment properties | 35,506 | 35,966 |
| Investment in associates | 3,000 | - |
| Goodwill | 2,846 | 2,536 |
| Deferred tax assets | 3,428 | 3,694 |
| | 213,853 | 186,859 |
| Current Assets | | |
| Property development-in-progress | 156,246 | 179,737 |
| Inventories | 25,162 | 30,248 |
| Trade and other receivables | 90,071 | 103,206 |
| Tax Recoverable | 4,019 | 2,725 |
| Amount due from customers for contract work | 10,569 | 949 |
| Deposits with licensed financial institutions | 86 | 586 |
| Cash | 2,507 | 4,071 |
| 3371 | 288,660 | 321,522 |
| | | |
| TOTAL ASSETS | 502,513 | 508,381 |
| EQUITY AND LIABILITIES | | |
| EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF TH | IE PARENT | |
| Share capital | 198,766 | 127,989 |
| Reserves | | |
| Share premiums | - | 18,457 |
| Treasury shares | (805) | (4,147) |
| Revaluation reserves | 13,815 | 13,815 |
| Exchange reserves | (11,783) | (7,103) |
| Retained earnings | 118,722 | 147,256 |
| | 318,715 | 296,267 |
| MINORITY INTERESTS | 23,578 | 23,052 |
| TOTAL EQUITY | 342,293 | 319,319 |
| NON-CURRENT LIABILITIES | | |
| Long term borrowings | 33,353 | 44,350 |
| Deferred tax | 2,611 | 2,546 |
| | 35,964 | 46,896 |
| CURRENT LIABILITIES | | |
| Trade and other payables | 93,601 | 87,183 |
| Short term borrowings | 20,312 | 45,971 |
| Current tax payable | 4,883 | 4,325 |
| Amount due to customers for contract work | 5,460 | 4,687 |
| Almount due to customers is some assument | 124,256 | 142,166 |
| TOTAL LIABILITIES | 160,220 | 189,062 |
| TOTAL EQUITY AND LIABILITIES | 502,513 | 508,381 |
| Domonico | | |
| Remarks: Net assets per share (based on ordinary shares of | 0.80 | 1.17 |
| RM0.50 each) attributable to ordinary equity holders of the parent (RM) - Note (a) | 0.00 | (b) |

(The above consolidated statement of financial position ("CSFP") should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

Note (a): The computation of Net assets per share ("NAPS") does not take into account the number of shares bought back and treasury shares as shown in the CSFP. The Board is of the view that the NAPS will be overstated by reflecting the shares bought back in the computation.

Note (b): NAPS @ 31/12/2010 is restated based on the enlarged paid up capital after the share split.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| < | -Attributable to owners of the Parent> |
|---|--|
| | |

| | Share | Share | Treasury | Other Reserves | Non- distributable Exchange | Revaluation | Retained | | Minority | Total |
|--|-------------------|-----------------------|------------------|-------------------|-----------------------------------|--------------------|--------------------|-----------------|---------------------|------------------|
| | Capital RM'000 | Premium RM'000 | Shares RM'000 | Total RM'000 | Reserves RM'000 | Reserves RM'000 | Earnings RM'000 | Total RM'000 | Interests RM'000 | Equity RM'000 |
| Financial period ended 30.09.2011 | | | | | | | | | | |
| Balance at 1.1.2011 | 127,989 | 18,457 | (4,147) | 6,712 | (7,103) | 13,815 | 147,256 | 296,267 | 23,052 | 319,319 |
| Total comprehensive income for the period | | - | - | (4,680) | (4,680) | - | 29,649 | 24,969 | 526 | 25,495 |
| Dividend | _ | - | 3,437 | <u> </u> | - | - | (18,710) | (15,273) | + | (15,273) |
| Capitalisation for Bonus Issue | 63,640 | (24,167) | | * | - | - | (39,473) | - | | - |
| Purchase of treasury shares | | • | (95) | - | - | - | • | (95) | - | (95) |
| Conversion of 2001/2011 warrants to shares | 7,137 | 5,710 | • | - | - | - | | 12,847 | - | 12,847 |
| | | | | | | | | | | |
| Balance at 30.09.2011 | 198,766 | 0 | (805) | 2,032 | (11,783) | 13,815 | 118,722 | 318,715 | 23,578 | 342,293 |
| Financial period ended 30.09.2010 | | | | | | | | | | |
| Balance at 1.1.2010 | 127,990 | 18,457 | (2,804) | 7,892 | (5,923) | 13,815 | 109,398 | 260,933 | 18,350 | 279,283 |
| Total comprehensive income for the period | | - (- () - () - () | - | (2,819) | (2,819) | - | 40,945 | 38,126 | 4,139 | 42,265 |
| Purchase of treasury shares | - | | (1,340) | | - | - | - | (1,340) | - | (1,340) |
| Dividends paid to minority interests of a subsidiary company | | | | | | | (12,019) | (12,019) | (1,575) | (13,594) |
| Balance at 30.9.2010 | 127,990 | 18,457 | (4,144) | 5,073 | (8,742) | 13,815 | 152,139 | 285,700 | 20,914 | 306,614 |

(The above consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

CONSOLIDATED STATEMENT OF CASH FLOW

| | UNAUDITED 30.09.2011 RM'000 | UNAUDITED 30.09.2010 RM'000 |
|--|---|---|
| Net profit before tax | 43,537 | 60,718 |
| Adjustments for: Non-operating items Non cash items | 1,770 4,632 | 1,469 4,441 |
| Operating profit before changes in working capital | 49,939 | 66,628 |
| Changes in working capital Net changes in current assets Net changes in current liabilities | (9,306) 12,682 7,572 | 5,955 (24,810) 531 |
| Cash generated from/(used in) operating activities | 60,887 | 48,304 |
| Taxation paid | (14,093) | (13,145) |
| Net cash used in operating activities | 46,794 | 35,159 |
| CASH FLOWS FROM INVESTING ACTIVITIES Interest received Other investment | 85 (7,878) | 36 (1,701) |
| Net cash used in investing activities | (7,793) | (1,665) |
| CASH FLOWS FROM FINANCING ACTIVITIES Interest paid Drawdown / (Repayment) of hire-purchase creditors Bank borrowings Proceeds from conversion of warrants to ordinary shares Purchase of treasury shares Dividend paid to shareholders Dividend paid to minority shareholders Net cash generated from financing activities | (1,856) (1,100) (36,245) 12,847 (95) (15,273) 0 (41,722) | (1,505) (1,050) (17,930) (1,340) 0 (12,020) (1,575) (35,420) |
| Net change in cash & cash equivalents | (2,721) | (1,926) |
| Cash & cash equivalents at beginning of year | (2,766) | (2,656) |
| Net effect of changes in foreign exchange | 695 | 574 |
| Cash & cash equivalents at end of the period | (4,792) | (4,008) |
| Cash & cash equivalents comprise the followings: | | |
| Deposits with Licensed Financial Institutions Cash and bank balances Bank overdrafts | 86 2,507 (7,385) (4,792) | 4 4,023 (8,035) (4,008) |

(The above consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

Part A: Explanatory Notes Pursuant To FRS 134: Interim Financial Reporting

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards (FRS) 134 "Interim Financial Reporting" issued by the Malaysian Accounting Standard Board (MASB) and Parahraph 9.22 of the Main Market Listing requirements.

This interim financial statements should be read in conjunction with the Group's Audited Financial Statements for the year ended 31 December 2010. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2010.

A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2010, except for the adoption of the following new Financial Reporting Standards ("FRSs"), Amendments/Improvements to FRSs and IC interpretations ("IC Int") with effect from 1 January 2011.

FRSs, Amendements/ Improvements to FRSs and IC Int adopted by the Group on 1 January 2011

| Revised FRSs | | |
|---------------------|----------------|--|
| FRS 1 | | First Time Adoption of Financial Reporting Standards |
| FRS 3 | | Business Combinations |
| FRS 127 | : | Consolidated and Separate Financial Statements |
| Amendments/Improv | ements to FRSs | |
| FRS 1 | : | First Time Adoption of Financial Reporting Standards |
| FRS 2 | : | Share-based Payment |
| FRS 3 | | Business Combinations |
| FRS 5 | : | Non-current Assets Held for Sale and Discontinued Operations |
| FRS 7 | | Financial Instruments: Disclosure |
| FRS 101 | : | Presentation of Financial Statements |
| FRS 121 | : | The Effects of Changes in Foreign Exchange Rates |
| FRS 128 | : | Investments in Associates |
| FRS 131 | : | Interests in Joint Ventures |
| FRS 132 | : | Financial Instruments: Presentation |
| FRS 134 | : | Interim Financial Reporting |
| FRS 138 | : | Intangible Assets |
| FRS 139 | : | Financial Instruments: Recognition and Measurement |
| IC Int | | |
| IC Int 4 | : | Determining Whether an Arrangement contains a Lease |
| IC Int 12 | | Service Concession Arrangements |
| IC Int 16 | : | Hedges of a Net Investment in a Foreign Operation |
| IC Int 17 | 1 | Distributions of Non-cash Assets of Owners |
| IC Int 18 | | Transfers of Assets from Customers |
| Amendments to IC In | <u>it</u> | |
| IC Int 13 | | Customer Loyalty Programmes |
| IC Int 15 | | Agreements for the Construction of Real Estate |

Part A: Explanatory Notes Pursuant To FRS 134: Interim Financial Reporting

The initial application of the above revised FRSs, Amendments/Improvement to FRSs and IC Int is not expected to have any significant impact on the financial statements of the Group.

New and Revised FRSs, Amendments/ Improvements to IC Int issued but not yet effetive

At the date of authorisation of these interim financial statements, the following FRSs, Amendments/ Improvements to FRSs and IC Int were issued but not yet effective and have not been applied by the Group:

FRSs, IC Int and Amendments/ Improvements to FRSs and IC Int

periods beginning on or before

Effective for financial

FRS 124 : Related Party Disclosures 1 Janaury 2012
IC Int 15 : Agreements for the Construction of Real Estate 1 Janaury 2012
IC Int 19 : Extinguishing Financial Liabilities with Equity instruments 1 July 2011
Amendments to IC Int 14 : Prepayments of a Minimum Funding Requirement 1 July 2011

The Company plans to adopt the above FRSs, Amendments/Improvements to FRSs and IC Int when they become effective in the respective financial periods. The initial application is not expected to have any significant impact on the financial statements of the Group other than as disclosed below:-

(i) IC Int 15 Agreements for the Construction of Real Estate

IC Int 15 establishes the developer will have to evaluate whether control, and significant risk and rewards of the ownership of work in progress, can be transferred to the buyer as construction progresses before revenue can be recognised.

A3 Seasonality or Cyclicality of Operations

The business operations of the Group are not materially affected by the seasonal or cyclical factors.

A4 Unusual Items

There were no unusual items affecting the assets, liabilities, equity, net income or cash flow during the financial period under review.

A5 Material Changes in Estimates

There was no change in estimates that have any material effect on the financial year-to-date.

A6 Debt and Equity Securities

There were no issuances, cancellations, resale and repayments of debt and equity securities during the financial period ended 30 September 2011 other than as mentioned below:

On 7 June 2011, the shareholders of the Company at the Eighteenth Annual General Meeting, approved the renewal of authority for the Company to purchase its own shares. In the quarter under review, the company did not puchase any shares of its issued share capital from the open market. On 15 July 2011, 12,727,954 treasury share of RM0.50 each had been distributed to shareholders as shares dividend. The total number of shares held as treasury shares as at 30 September 2011 was 2,963,042 of RM0.50 each at a total cost of RM805,444. The repurchased shares are being held as treasury shares in accordance with the provision of Section 67A of the Companies Act,1965.

On 4 July 2011, the then existing paid up capital of RM135,125,767 representing 135,125,767 shares of RM1.00 each were subdivided to 270,251,534 shares of RM0.50 each. Subsequently, the Company issued bonus shares of 127,280,267 shares of RM0.50 each. As a result thereof, the enlarged issued and paid-up capital of Mitrajaya now stands at RM198,765,900.50 comprising of 397,531,801 shares of RM0.50 each.

A7 Dividend Paid

In this current quarter, the Company had paid dividend in respect of financial year ended 31 December 2010 as below:-

- (a) first and final single tier cash dividend of 12% paid on 29 July 2011; and
- (b) a share dividend on the basis of one (1) treasury share for every twenty (20) existing ordinary shares of RM1.00 each held in the Company, which was credited on 15 July 2011.

Part A: Explanatory Notes Pursuant To FRS 134: Interim Financial Reporting

A8 Segment Reporting

Please refer to Page 12 "Segment Reporting".

A9 Valuation of property, plant and equipment

The valuations of property, plant and equipment have been brought forward, without amendment from the preceding annual financial statements.

A10 Material Event Subsequent to the End of the Current Quarter

There was no material event subsequent to the end of the current quarter.

A11 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter and financial year-to-date.

A12 Changes in Contingent Liabilities and Contingent Assets

Th

| | Financial | Previous |
|--------------------------------------|-----------------------------|----------------------------|
| | Year-To-Date | Financial Year |
| | 30 SEPTEMBER 2011 RM'000 | 31 DECEMBER 2010 RM'000 |
| - Performance guarantees extended to | | |
| a third party (Project related) | 8,666 | 9,818 |
| | 8,666 | 9,818 |

There were no financial impact for the financial assistance provided in the Group for the current quarter and financial year-todate ended 30 September 2011.

There were no contingent assets as at end of the previous financial year and 30 September 2011.

Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1 Review of the Performance

For this current quarter under review, the Group's revenue has decreased by RM25.0 million (-30%) to RM58.4 million as compared to a revenue of RM83.4 million in the preceding year corresponding quarter. The decrease in revenue was mainly derived from the Group's property development and construction division.

Correspondingly, the Group has recorded a lower profit before tax of RM17.7 million in the current quarter as compared to a profit of RM22.2 million in the preceding year corresponding quarter.

B2 Comparison with Preceding Quarter Results

For this current quarter under review, the Group's revenue has reduced marginally by 4% to RM58.4 million as compared to revenue of RM60.7 million in the preceding quarter.

Nevertheless, the Group's profit before tax has increased by 46% to RM17.7 million from RM11.9 million in the preceding quarter. This is mainly due to improved profit margin derived from both construction and property development division.

B3 Current Year Prospects

The operating environment remains challenging to the Group. The Directors nonetheless are hopeful that the results for the financial year ending 31 December 2011 will remain satisfactory.

B4 Profit Forecast

The Group did not issue any profit forecast for the year.

B5 Taxation

| | Current Quarter 30 SEPTEMBER 2011 RM'000 | Financial Year-To-Date 30 SEPTEMBER 2011 RM'000 | |
|--|---|--|--|
| Taxation based on profit for the period | | | |
| - current year | 4,770 | 11,665 | |
| - under/ (over) provision in prior years | 1,651 | 1,651 | |
| | 6,421 | 13,316 | |
| Deferred taxation | (1) | 44 | |
| | 6,420 | 13,359 | |

The Group's effective rate of taxation for financial year-to-date was higher than the statutory rate of taxation due to the losses of certain companies which cannot be set off against the profits made by other companies within the Group.

B6 Profit/ (Losses) on Sale of Unquoted Investments and /or Properties

There were no profits arising from the sale of unquoted investments or properties for the current quarter and financial year-to-date ended 30 September 2011.

B7 Quoted Securities

There were no purchase or disposal of quoted securities for the current quarter and financial year-to-date ended 30 September 2011.

B8 Status of Corporate Proposals

There was no corporate proposal announced as at the date of issue of this quarterly report.

Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B9 Group Borrowings and Debt Securities

| | Short term | Long term |
|-----------|------------|-----------|
| | RM'000 | RM'000 |
| Secured | 16,074 | 33,106 |
| Unsecured | 4,237 | 247 |
| | 20,312 | 33,353 |

Foreign currency bank borrowings included in the above are as follow:

| In South African Rand '000 | 9,850 |
|-------------------------------------|-------|
| Equivalent to Ringgit Malaysia '000 | 3,773 |

B10 Off Balance Sheet Financial Instruments

There were no material financial instruments with off balance sheet risk as at the date of issue of this quarterly report.

B11 Pending Material Litigation

On 4 January 2006, the Company, the Company's wholly owned subsidiary, Dutawani Sdn Bhd ("Dutawani") and its Managing Director, Tan Eng Piow were served with a writ and statement of claim by Pandan Perkasa Sdn Bhd ("PPSB"), for the alleged breach of a Joint venture Agreement and a Suplemental Agreement between PPSB and Dutawani. The Company's solicitors were of the opinion that PPSB had no case against the Company.

Upon completion of the proceedings of the High Court, the High Court upheld our Counsel's submission of no case to answer and the Court dismissed PPSB's claim with costs on 23 December 2010. As regards Dutawani's counterclaim against PPSB, the High Court awarded judgment in the sum of RM250,000.00 against PPSB with interest thereon at 8% per annum from 23 December 2010 until the date of full settlement and costs.

The application of PPSB's appeal against the decision of the High Court was successful and PPSB has filed in their Record of Appeal in the Court of Appeal. The hearing date is still pending.

B12 Dividend

The Directors are not recommending any dividends for the quarter ended 30 September 2011.

B13 Earnings Per Share

| | | Individual Quarter 3 months ended | | Cumulative 9 months e | |
|-----|--|-----------------------------------|------------|--------------------------|------------|
| | | 30.09.2011 | 30.09.2010 | 30.09.2011 | 30.09.2010 |
| (a) | Basic Earnings | | | | |
| | Profit attributable to equity holders of the Company (RM'000) = | 11,259 | 15,920 | 29,649 | 40,945 |
| | Weighted average number of ordinary shares (RM0.50 each) in issue ('000) | 394,567 | 240,391 | 383,322 | 242,292 |
| | Basic earnings per share (sen) | 2.85 | 4.03 | 7.73 | 10.68 |
| | | | | | |

(b) Diluted Earnings

The effect on the earnings is anti-dilutive as the market price of the ordinary shares is lower than the exercise price of the detacahable Warrants 2011/2014.

Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B14 Realised and Unrealised Earnings or (Losses) Disclosure

| | As at 30.09.2011 | As at 30.09.2010 RM'000 | |
|--|------------------|-------------------------------|--|
| | RM'000 | | |
| Total retained earnings of the Group: | | | |
| -realised | 118,376 | 150,239 | |
| -Unrealised | 346 | 1,900 | |
| Total retained earnings as per consolidated accounts | 118,722 | 152,139 | |

B15 Auditors' Report of Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 December 2010 was not qualified.

By Order of the Board

Leong Oi Wah Secretary

A8 Segment Reporting

Details of segmental analysis (by business segment) are as follow:

| rmanciai period ended 30.09.2011 | Construction RM'000 | Property development RM'000 | Manufacturing & trading RM'000 | Health care | Others RM'000 | Eliminations RM'000 | Consolidated RM'000 |
|---|------------------------|-----------------------------------|--------------------------------------|-------------|------------------|------------------------|---|
| REVENUE | 105,268 | 74,696 | 1,394 | 14,744 | 2,343 | - | 198,444 |
| RESULTS Profit/(loss) from operations Finance cost Income tax Profit for the period from continuing operation | 22,718 s | 23,235 | (275) | (149) | 7,408 | (7,545) | 45,393 (1,856) (13,362) 30,175 |
| Financial period ended 30.09.2010 | | | | | | | |
| REVENUE | 96,624 | 125,658 | 4,371 | 15,812 | 2,229 | | 244,693 |
| RESULTS Profit/(loss) from operations Finance cost Income tax Profit for the period from continuing operation | 28,851 s | 33,083 | 549 | 562 | (99) | (721) | 62,225 (1,507) (15,634) 45,084 |